

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
June 14, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL: Emerick R. Bakaysa, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

Absent: Joanna L. Bilotta, Robert J. Saiia

PLAN SIGNATURES: ANR- Dahlgren Family Trust, 811 Chase Road- Plan approved by Board. Comments as follows. Building Official- frontage and lot area ok; Assessor- Outlying zone, 11.3 acres, Pg 6629, Bk 79, no Chapter Land; Conservation Commission- No Touch Zone and River Act apply, Notice of Intent on file for Lots B/C; Board of Health- no issues.

APPOINTMENT: ANR, 84 Lakefront Avenue- Attorney Gina Wilson, Pusateri & Pusateri, P.C. represented the ANR plan for Rhonda Newman, 84 Lakefront Avenue. Discussion ensued concerning the division of land giving frontage to Ms. Newman which renders Lots 1 & 2 without frontage. Attorney Wilson noted that it is written on the plan that the property will be conveyed to Emerald Place Development Co LLC (hereinafter referred to as Emerald Place); therefore becoming properties of the Emerald Place project and will not make noted lots nonconforming. Director noted that Emerald Place verified that the transaction would take place in early July. Motion to sign Plan, Mr. Bodkin Jr., Second, Mr. Lockwood. Plan approved by Board. Comments as follows. Building Official- Lots 1 & 2 can never be used as separate building lots. The common lot merger doctrine joins Parcels 1B & 2B to form the new more conforming Lot 3; Board of Health- no issues; Conservation Commission- no comment; Assessor- Map 98, Parcel 34 (86 Lakefront), .52 acres will be .50, Bk 3171, Pg 372, no Chapter Land, records note only 10 ft of frontage and behind a pub, Use Code 101, single family residence, Map 98, Parcel 35 (84 Lakefront), .09 acre, Bk 6466, Pg 282, memo-records note RG Scooter, Bk 2804, Pg 230, ownership changed 5/07, Bk. 6466, Pg. 282, Map 98, Parcel 36, (82 Lakefront, Lot 1), .39 acre (will be .37), Bk. 3171, Pg 372, notes show property split from 98-34, Parcel 15 on Leominster water & sewer.

MINUTES – APPROVAL: Signed Executive 5-24-10, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood; Signed Executive 5-10-10, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood; Signed 5-24-10, Motion, Mr. Lockwood, Second, Mr. Bodkin Jr.

COMMITTEE REPORTS:

MJTC- no report

MRPC- Mr. Bodkin Jr. reported on the new process for notification and minutes reporting. He noted that all discussion must be on the agenda and appointments given to persons with complaints. All data presented at meetings must be noted within the minutes. Agendas must be posted in a central location visible to the public, 24 hrs/day, and seven days/week. Director noted that a bulletin was received in the Planning Office concerning this mandate. The Town Manager is working with the Town Clerk and specific directions will be given to all governmental bodies. Mr. Bodkin Jr. suggested possible systems to handle this new edict. He also noted the Summer Street Project. The Director noted that the Town Manager and DPW Director are working with Vanasse, Hangen, Brustin Inc. on applying for State funds. This project will be a three-town project; Fitchburg, Lunenburg and Leominster. Mr. Bodkin Jr. will follow it through with MRPC.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Planned Production- Director noted the Planned Production letter from the Town Manager is needed to complete the three items Department of Housing and Community Development (DHCD) required for the 40R. The Density Bonus has been received.

Subsidized Housing Inventory- All documents for the Subsidized Housing Inventory have been submitted. As soon as the Planned Production letter is received it will be submitted.

Comprehensive Land Use Reform & Partnership Act (CLURPA) - Director reported that this Act was voted out of committee and will go to Hearings. It involves a full rewrite/reorganization of the Zoning Act Chapter 40A, Chapter 41 Section 81-D Master or Study Plan, and amendments to the Subdivision Control Law. Director gave Board members a summary sheet of the changes. It was suggested that when the hearings take place, Board members attend. Director also noted that the Town's Rules and Regulations Governing the Subdivision of Land is due for an update.

Green Community Task Force- The Task Force is still researching the proposed Stretch Code as to how it would affect the Town and its residents. A wind energy update was given plus a request for funding to the Town Manager pertaining to a wind study. Report presented regarding recycling initiatives. Progress report presented on the Energy Baseline project.

Citizen Request- Attorney Robert Bowen requested in open discussion to speak to the Board concerning smoking in apartments and condominium buildings. Mr. Bowen's main message was that the Planning Board could address the issue with developers in the approval or construction phase. Director noted she had addressed the issue with both Emerald Place and Tri Town Landing. Emerald Place had discussed the issue internally. Tri Town Landing is planning on making the project a no-smoking project.

Other-

1) Director presented Development of the Massachusetts FT 2011-2014 Transportation Improvement Program (TIP).

2) Director noted Zoning Board of Appeals Approval of 40B – Lunenburg Village.

3) Master Planning- Director presented the Community Facilities and Services Element. Noted shaded areas as areas to be addressed. Many items in the Element have been completed and the next steps in these areas need to be planned. Members will study the Element and add comments/ideas. The next step is to provide the nine Elements in Chapter 40A and to revisit the goals. Director will provide description of the Elements, copies of the goals and outline of studies. Master Planning will become an agenda item (approximately one hour/meeting). Included in the discussion were intents and purposes of the Bylaw as it pertains to Master Planning.

4) Director presented a letter from Sewer Business Manager Barbara Lefebvre regarding privilege fee amount for Sewer Extensions approved at the Sewer Commission's May 12, 2010 meeting (on file in Planning Office). A follow-up letter will be forthcoming.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom- Work schedule and fire protection reports received. A site sketch for the roundabout presently in construction was shown. The large building foundation is in with roof on that level. Week of June 21st the roof will be raised, units by floors placed, and then the roof will be placed on top. A Modification is being prepared. Emerald Place has requested to come before the Planning Board at its July 12th meeting to present the Modification which will encompass a layout change and a third structure design. This will include a roadway change as well as new drainage calculation. An appointment will be set for 6:30 PM. Emerald Place will host an open house July 14th for Town Boards, Committees and Departments. All town employees will be invited.

Tri Town Landing- Progress notes that building is on schedule. No problems except for finalization of the fire plans and protection. Reports are going back and forth with the fire specialist. The issues should be resolved shortly. Great Bridges needs finalization for negotiations with Fitchburg.

UNFINISHED BUSINESS:

See above Planning Director's Reports and Development Status Reports

DATA INFORMATION & GENERAL DISCUSSION: Data folder containing items of interest not on agenda presented to members for viewing.

MEMBER DATA AND ISSUES:

June 28 Meeting Date- No meeting will be held.

July – August Meeting Dates- No meeting to be held July 26th.

EXECUTIVE SESSION: Chair called for vote to go into Executive Session and not to return to General Session. Roll Call Vote, Mr. Bakaysa, aye; Mr. Bodkin Jr., aye; Mr. Lockwood, aye.

ADJOURNMENT: 8:45 PM, Motion, Mr. Bodkin Jr., Second, Mr. Lockwood.